| 085.0 | 0005 | 0003.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 776,600 / | 776,600 |
| | | | | | USE VALUE: | 776,600 / | 776,600 |
| | | | | | ASSESSED: | 776,600 / | 776,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 45 | | WESTMORELAND AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | RODGER DAVID P |
| Owner 2: | REVELLE CYNTHIA M |
| Owner 3: | |
| Street 1: | 45 WESTMORELAND AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | JENNINGS WILLIAM H--ETAL - |
| Owner 2: | JENNINGS LINDA G - |
| Street 1: | 45 WESTMORELAND AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Clapboard Exterior and 1507 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 9 | Varied |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5000.000 | 376,400 | 1,200 | 399,000 | 776,600 |
| Total Card | 0.115 | 376,400 | 1,200 | 399,000 | 776,600 |
| Total Parcel | 0.115 | 376,400 | 1,200 | 399,000 | 776,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.49 | /Parcel: 515.4

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 53765
GIS Ref:
GIS Ref:
Insp Date: 10/26/18

!6947!

## PREVIOUS ASSESSMENT

Parcel ID: 085.0-0005-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 376,400 | 1200 | 5,000. | 399,000 | 776,600 | 776,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 290,900 | 1200 | 5,000. | 393,300 | 685,400 | 685,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 290,900 | 1200 | 5,000. | 302,100 | 594,200 | 594,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 290,900 | 1200 | 5,000. | 285,000 | 577,100 | 577,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 290,900 | 1200 | 5,000. | 262,200 | 554,300 | 554,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 274,600 | 1200 | 5,000. | 245,100 | 520,900 | 520,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 274,600 | 1200 | 5,000. | 225,700 | 501,500 | 501,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 274,600 | 1200 | 5,000. | 225,700 | 501,500 | 501,500 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 21:38:34 |

## LAST REV

| Date | Time |
|---|---|
| 07/18/19 | 10:25:53 |

apro

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6947

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| JENNINGS WILLIA | 45088-484 | | 4/29/2005 | | 549,000 | No | No | | |
| | 13596-673 | | 12/1/1978 | | 54,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/29/1992 | 482 | Manual | 3,500 | | | | | ROOFING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/26/2018 | MEAS&NOTICE | HS | Hanne S |
| 12/4/2008 | Meas/Inspect | 163 | PATRIOT |
| 2/26/2000 | Inspected | 197 | PATRIOT |
| 1/19/2000 | Mailer Sent | | |
| 1/19/2000 | Measured | 276 | PATRIOT |
| 8/3/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 53765 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5000 | | Sq. Ft. | Site | | 0 | 70. | 1.14 | 6 | | | | | | | | | 399,000 | | | | | | 399,000 | |

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | 1 - Wood Shingl | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | TAN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1925 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 30 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99693000 |
| Adj $ / SQ: | 174.961 |
| Other Features: | 79000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 421960 |
| Depreciation: | 45572 |
| Depreciated Total: | 376388 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

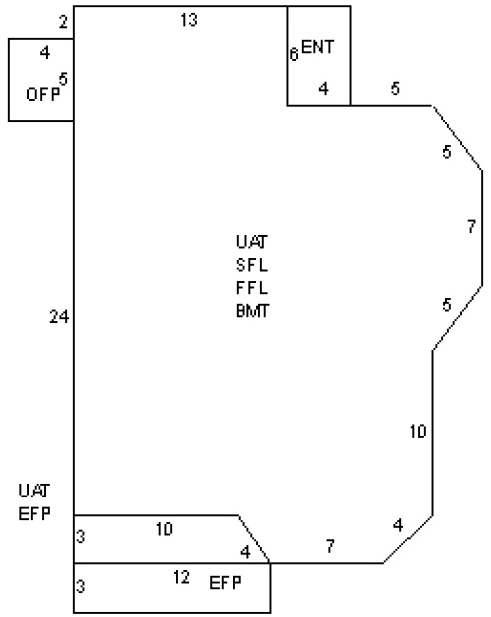
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 690 | 52.490 | 36,217 |
| FFL | First Floor | 690 | 174.960 | 120,723 |
| SFL | Second Floor | 690 | 174.960 | 120,723 |
| UAT | Upper Attic | 181 | 115.300 | 20,840 |
| EFP | Enclos Porch | 69 | 66.480 | 4,587 |
| ENT | ENTRY | 24 | 26.320 | 632 |
| OFP | Open Porch | 20 | 43.860 | 877 |
| | Net Sketched Area: | 2,364 | Total: | 304,599 |
| Size Ad | 1380 | Gross Are | 2906 | FinArea 1507 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 70 | G | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 192.46 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 159.22 |
| Final Total: | 376400 | Val/Su SzAd | 272.75 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 085.0-0005-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A2 | WOOD SHD | D | Y | 1 | 13X23 | A | AV | 1960 | 6.67 | T | 40 | 101 | | | 1,200 | | | 1,200 |

| More: | N | Total Yard Items: | 1,200 | Total Special Featues: | | Total: | 1,200 |
|---|---|---|---|---|---|---|---|